



**EAGLE MOUNTAIN CITY**  
**City Council Staff Report**  
**JUNE 16, 2015**

*Project:* **Spring Run Phase B Preliminary Plat & Master Development Plan Amendment**  
*Applicant:* Jim Allred / Ralph Johnson – 12 Horse Ranch LLC  
*Request:* Preliminary Plat Approval / MDP Amendment Approval  
*Type of Action:* Action Items; Public Hearing MDP Amendment

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***Planning Commission***

The Planning Commission recommended approval of the Master Development Plan Amendment. Vote 5-0.  
The Planning Commission recommended approval of the Spring Run Ph.B. Preliminary Plat. Vote 5-0.

***Preface***

This application is for two separate approvals:

1. An amendment to the Spring Run Master Development Plan.
2. Approval of the Spring Run Phase B preliminary plat, consisting of 150 single family lots on 25.43 acres.

The Spring Run Master Development Plan is located north of SR73 and east of Meadow Ranch, and surrounds a 160-acre Industrial property that includes a gravel mining operation. The original Master Development Plan was approved on July 19, 2011. The master development agreement was signed on May 5, 2012. The most recent amendment to the plan occurred in February of this year. In total, the plan includes approximately 520 acres and provides a mix of residential densities, a town center area, commercial/mixed-use areas, a business park, an industrial area, a church site, an elementary school site, and parks and trails. A total of 1,077 residential units were approved with various densities.



***Spring Run Master Development Plan Amendment.***

The applicant is amending the Spring Run Master Development Plan. The original plan was approved with pod 3 designated as Commercial Town Center. The Commercial Town Center was approved for 237 units with a density of 10 units per acre, but is considered “Commercial” zoning, as shown here (from the approved MDA):

**2.3 Spring Run Commercial & Mixed Use.** All Commercial, Town Center, and Mixed-Use areas are considered to be Commercial Zoning, according to the City’s Development Code, with the intent of the areas to be developed as shown on the Land Use Plan. All residential units proposed in the future in these areas will require a Conditional Use Permit, according to the requirements in the Development Code.

The new proposal changes the designation from Commercial Town Center to Residential. The new residential designation proposes 156 total units for a density of 6.25 per acre. This proposed amendment is compatible with the recently approved single-family lots to the west and southwest.

### **Preliminary Plat Overview**

The Spring Run preliminary plat consists of 150 total single family lots. The following table describes the proposed development:

The applicant will submit separate final plats instead of submitting the entire preliminary plat for recordation.

### **PLAT CALCULATIONS**

TOTAL ACREAGE:	25.43± ACRES
BUILDABLE ACREAGE:	18.00± ACRES
TOTAL ACREAGE IN LOTS:	17.05± ACRES
TOTAL OPEN SPACE:	1.08± ACRES
TOTAL IMPROVED OPEN SPACE:	1.08± ACRES
AVERAGE LOT SIZE:	4,792 SF/0.11± ACRES
LARGEST LOT SIZE:	8,385 SF/0.19± ACRES
SMALLEST LOT SIZE:	3712 SF/0.09± ACRES
OVERALL DENSITY:	5.89 LOTS/ACRE
TOTAL # OF LOTS:	150 LOTS

### **Parks**

This preliminary plat includes a park which is being proposed to be deeded to the City. The MDA states that it will be maintained by the Home Owners' Association, so the City will need to decide. The park is 1.08 acres in size and conforms to the required open space in the Master Development Agreement (required a park of 1.07 acres). 108 total amenity points are required for this park (1.08 x 100).

The following table represents what the applicant has proposed. This park must be fully improved, or developer shall place into escrow with the City sufficient funds to improve the park space prior to the issuance of 40% of the building permits within this project, and a bond must be posted for the park along with the subdivision improvements. The funds shall be escrowed with the City with each final plat recording.

### **Amenity Point Breakdown (per new standards)**

Feature / Improvement	Qty	Pnts Avail	Multiples Avail	Proposed Points
Trees (per 5)	28	2	5.6	11
Trails (per 100 LF)	876	6	8.76	52
Swings	1	7	1	7
Playground Equipment	1	2	\$25K	50
Total Amenity points this phase				120

### **Fencing**

The City Code requires 6-foot privacy fencing or a decorative wall along collector and arterial roads. This project is completely surrounded by collector roads, so the perimeter fence will need to be improved by the developer along with each final plat's infrastructure, prior to building permits being issued. This fencing must be included in the bond as well. The developer should provide a fence detail for the City Council to review for approval along with this plat.

### **Roads**

The road to the east of this project, Ranches Pkwy/Spring Run Pkwy, will not be improved with this project. The applicant is proposing to delay the construction of this roadway, and is working with the City to establish a timeline and method for its improvement.

### **Lot Frontages**

This project contains regular residential lots and some patio homes. The patio homes within this project should be immediately adjacent to the open space or proposed park. The City Code *states that "Every lot within a subdivision in a Tier II residential development shall have a minimum lot frontage of 20 feet on a cul-de-sac or circle. All other lots shall have a minimum lot frontage of 55 feet along a public street"*. Curved roads are not defined as a "circle." Quite a few of the lots within this proposal do not meet the lot frontage requirements, with frontage of less than 55 feet. These must be increased to meet the requirement.

### **Traffic Flow**

The City Engineer is concerned about traffic flow in the development, and has requested that the applicant provide a review by a certified traffic engineer.

**Recommendation & Optional Motions**

The City Council may choose the following motions (or a different motion):

*I move that the City Council approve the Spring Run Master Development Plan Amendment with the following conditions:*

- 1. No additional plats may be approved before an overall amendment of the MDP is approved that addresses the freeway, commercial property, fire station, and community park.*

*I move that the City Council approve the Spring Run Phase B Preliminary Plat with the following conditions:*

- 1. This approval is contingent on the amendment to the Spring Run MDP allowing 150 single-family residential lots in the town center area.*
- 2. All lot frontages within the project must meet City standards (55 feet minimum except for the patio homes adjacent to the park).*
- 3. Any traffic flow issues brought up by the traffic engineer must be resolved to the satisfaction of the City Engineer. If the resolution causes major redesigns, then this plan must return to the Planning Commission and City Council for reconsideration.*
- 4. A six-foot privacy fence or decorative wall must be installed along the perimeter of the project with the infrastructure for each final plat. A detail of the fence/wall design and color shall be reviewed for approval by the City Council.*

**ATTACHMENTS:**

- Spring Run Phase B Preliminary Plat
- Spring Run Master Development Plan Land Use Element proposal
- Preliminary Landscape Plan